

RID (Rule Interpretation Decision)

(Use additional sheets as necessary)

Type of RID	Requested Response Time	DSD Assigned RID # 076
Customer RID <input type="checkbox"/>	24 hours <input type="checkbox"/>	
Internal Staff RID <input checked="" type="checkbox"/>	5 working days <input type="checkbox"/>	
	As time available <input checked="" type="checkbox"/>	

1. **Project Name:** Front porch width in the UD Flex District
2. **Project Number:** None
3. **Project Street Address:** None
4. **Applicant Name:** Bill Telford on behalf of Development Service Staff.
5. **Applicant Address:** 1901 S. Alamo
6. **Applicant Telephone #:** (210) 207-7879
7. **Applicant e-mail Address:** NA
8. **Rule in Question:**

35-310.15 "UD" Urban Development District

(a) Applicability

(1) Single-Family Project Over 5 Acres Residential Uses.

- D. At least 70% of the single-family housing units along a single block shall front the street and have front porches of at least eight feet in depth along at least 50% of the entire front façade of the house, including the garage width.

9. Applicant's Position:

Date: 10/02/2008 **Contact:** Bill Telford **Contact Telephone #:** (210) 207-7879

Staff position is that the above referenced provision works for all lots that are 50 foot or greater in width. However, in the case of lots with a width less than 50 feet it is physically impossible to provide for two five foot side yard setbacks and a 20 foot wide double garage and provide a porch width of 50% of the total structure's front (inclusive of both the dwelling and double garage).

10. Staff Finding:

Date: 10/08/2008 **Contact:** Bill Telford **Contact Telephone #:** (210) 207-7879

The provision as adopted was designed to insure that all homes applicable to the provision would have a front porch that was usable as a gathering and/or sitting place and that the porch served as a major architectural feature of the dwelling. The design provision was specifically structured to prohibit the use of a covered stoop as a front porch. The intention was to promote an environment conducive to pedestrian movement and socialization with adjoining neighbors.

11. Staff Position:

Date: 10/08/2008 **Contact:** Bill Telford **Contact Telephone #:** (210) 207-7879

Staff recognizes the intent and goal of the provision as written but feel that changes should be made to address lots less than 50 foot in width while at the same time preserve the architectural character and functionality of porches as designed for lots 50 foot or greater in width.

Staff therefore recommends that the following provision be adopted as a RID in order that all properties may be treated in an equitable manner.

"For lots, in the UD flex district, less than 50 foot in width and being developed with a front entry double garage the front porch width shall be not be less than the total width of the frontage of the dwelling exclusive of the 20 foot allowed for the garage."

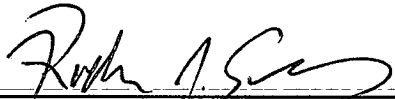
12. Departmental Policy or Action:

Date of policy/action: 10/3/2008 **Effective Date of policy/action:** 10/3/2008

The Director concurs with staff and directs the issuance of RID 076 as follows

"For lots, in the UD flex district, less than 50 foot in width and being developed with a front entry double garage the front porch width shall be not be less than the total width of the frontage of the dwelling exclusive of the 20 foot allowed for the garage."

In addition the director instructs the staff to forward the provisions of RID 076 as an amendment to the UDC.



Roderick Sanchez, AICP, C.B.O.
Director Development Services Department